

Board of Supervisors Hearing Date: February 26, 2008

Case Summary: **Project No. 00-81-(5)-Conditional Use Permit, Highway Realignment**
Case Nos. 00-81-(5); Vesting Tentative Tract Map No. 53189

Project Applicant: SunCal Companies

RPC Hearing Dates: March 29, 2006, May 10, 2006, and August 16, 2006

RPC Action Date: December 13, 2006

Synopsis

The Regional Planning Commission (“Commission”) approved Project No. 00-81-(5), a clustered subdivision of the 185.5-acre project site into 52 single-family lots, three open space lots and four public facility lots, located west of San Francisquito Canyon Road between Lowridge Place and Cherokee Canyon Lane, north of copper Hill Drive and the City of Santa Clarita in the Castaic Canyon Zoned District. The project also included a request for approval of a conditional use permit (“CUP”) to ensure compliance with the requirements of hillside management, density-controlled development, development within a SEA and on-site grading in excess of 100,000 cubic yards. A highway realignment case is also required to realign San Francisquito Canyon Road, a Secondary Highway, between Lowridge Place and Cherokee Canyon Lane. Following the Commissions’ action, an appeal was filed.

Summary of March 27, 2007 Board Hearing

During the Board public hearing on March 27, 2007 testimony in opposition was heard regarding the consistency of the project with the existing A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) Zone, the rural and equestrian lifestyle and characteristic of the surrounding area, and assurance of access to existing residential homes.

After hearing the testimony, the Board directed the applicant, SunCal, to redesign the project to increase the minimum residential lot size to one acre, and continued the public hearing. The public hearing was continued to June 26, 2007, September 25, 2007, November 27, 2007, January 22, 2008 and February 26, 2008.

Redesigned Project

A revised project was submitted to the Los Angeles County Subdivision Committee (“Subdivision Committee”) for review on May 10, 2007. The revised map presents the following changes: the number of single family lots has decreased from 45 to 41 lots; the number of proposed open space lots has increased from three to six; the open space acreage has decreased from 142.8 acres (77%) to 130.2 acres (70%); and the proposed grading has decreased by 35,000 cubic yards.

The revised map has increased the lot size to minimum one acre as directed by the Board.

Key Issues

- Applicant increased the size of the residential lots to one acre minimum in response to Board direction regarding consistency with existing A-2-2 Zone and the rural and equestrian characteristic of the area.
- The Comparative Impact Analysis for the EIR, concluded that there is no “significant new information” that would require recirculation of the Final EIR as certified by the Commission.
- The open space acreage has been reduced from 142.8 acres (77%) to 130.2 acres (70%).

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